

**TOURISM COMMERCIAL
VILLA PLOTS**

A scenic landscape featuring a range of mountains in the background under a blue sky with scattered white and yellow-tinted clouds. In the foreground, there is a lush green forest with several palm trees. To the right, a golf course is visible, showing a green fairway and a reddish-brown dirt path. The overall scene is bright and vibrant, suggesting a tropical or subtropical environment.

*Once in a
Lifetime Opportunity*



Axis College

Pioneer in Engineering & Management Education Institute, Most emerging college in UP, Located in Kanpur



Axis Ecorp

Professionally Equipped for Real Estate & Infrastructure Development



Axis Hotels

Emerging name in Hospitality services, carrying vision to have Hotel Chain

OTHER PROJECTS

axis *ecorp*



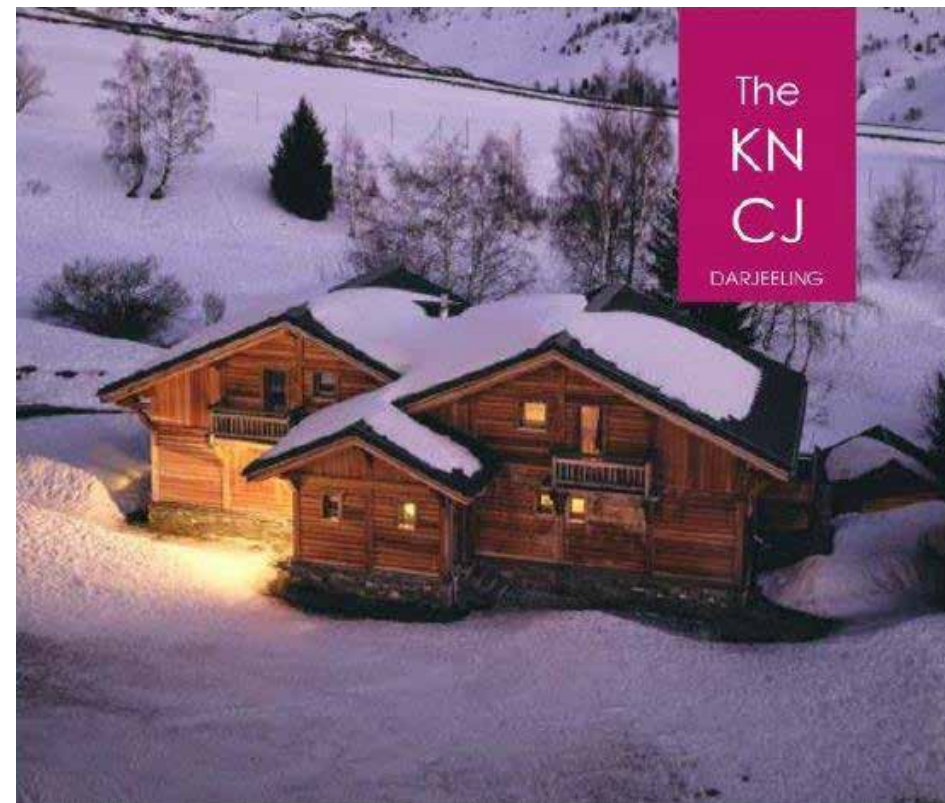
AXIS BLUES



AXIS YOGVILLAS

OTHER PROJECTS

axis *ecorp*



AXIS KANCHENJUNGA

OTHER PROJECTS



Roadies Rostel opens its first theme-based experiential resort in Ahmedabad with Sonu Sood

By PNN | Published: July 11, 2023 03:00 PM

L- R – Mr Sachin Puntambekar, Business Head, Consumer Products, Viacom18, Mr. Aditya Kushwaha, Chairman and Founder, Roostels India, ...



News Hub



Roadies Rostel opens its first theme-based experiential resort in Ahmedabad with Sonu Sood

PRESENTING !!



NORTH OF GOA, DODAMARG,
SINDHUDURG

TOURISM COMMERCIAL VILLA PLOTS

Axis Lake City RERA No. P52900026853.





Live by the Lake



Build to suit you or Build your dream
Private plots, resort amenities.
Goan-style living.



Build Your Heaven



A place to put down your roots.

Choose from plots to fit a small home, townhouse, villa, or estate - build an abode that will reflect your tastes and desires. When you build your private home nestled in a professionally-managed community, you get to enjoy the best of both worlds - personalized comfort and top-notch community living.



*Revel in the
glorious beauty
of nature.*

Partake in the natural beauty
of Goan waterfalls located near
the 'Live by the lake' project.





RETURN TO THE LAP OF MOTHER EARTH

Years of hectic urban living has taken us far from nature. The simple pleasures of soaking in the sun, taking a refreshing bath in a river, walking barefoot on the grass, and gazing at a starlit night sky without an agenda are lost to us. Instead of playing in the mud, the children of today are stuck to their screens. Our connection with Mother Earth is breaking down day-by-day. Axis Lake City calls you to return to the lap of Mother Nature.



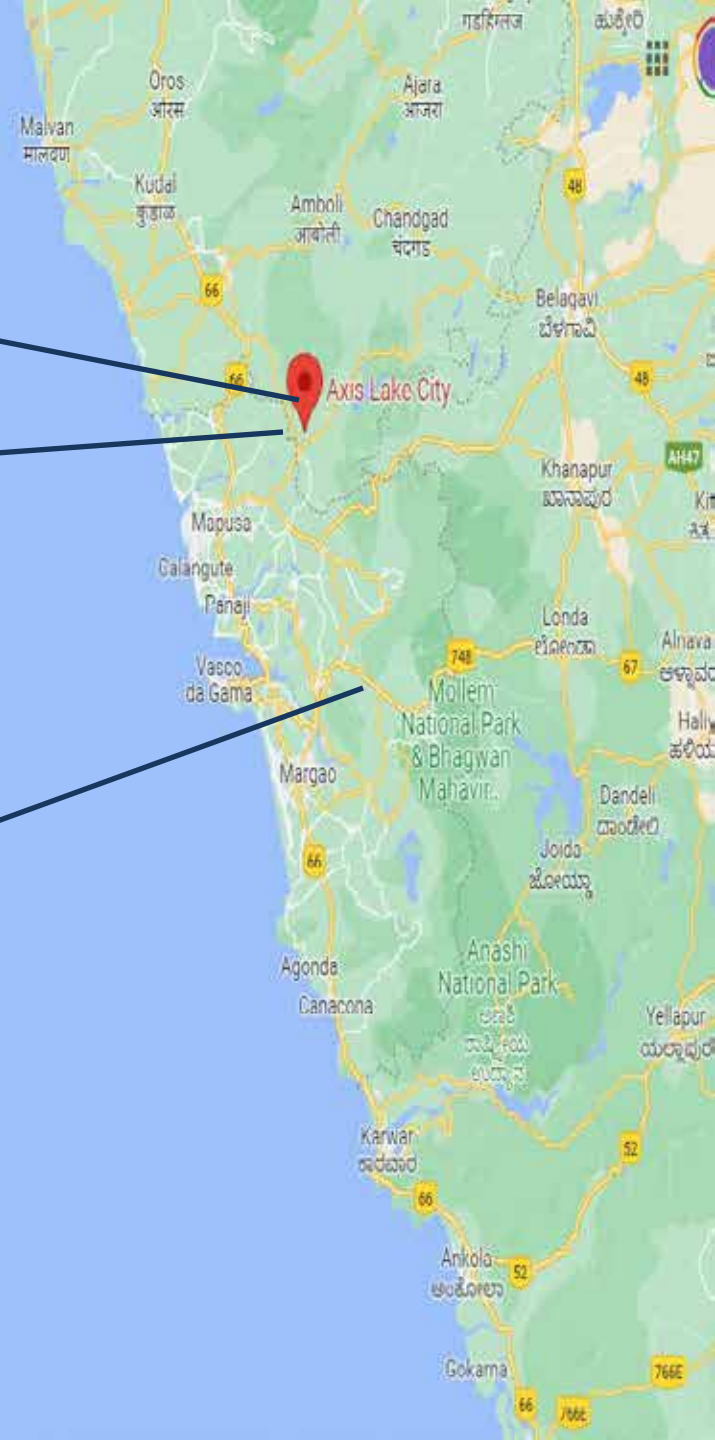
GET A FRESH START

Choose to live in harmony with nature and your inner self. Rediscover the ancient natural sciences and the Indian way of holistic living—give yourself a chance to begin anew.



FOLLOW YOUR BLISS

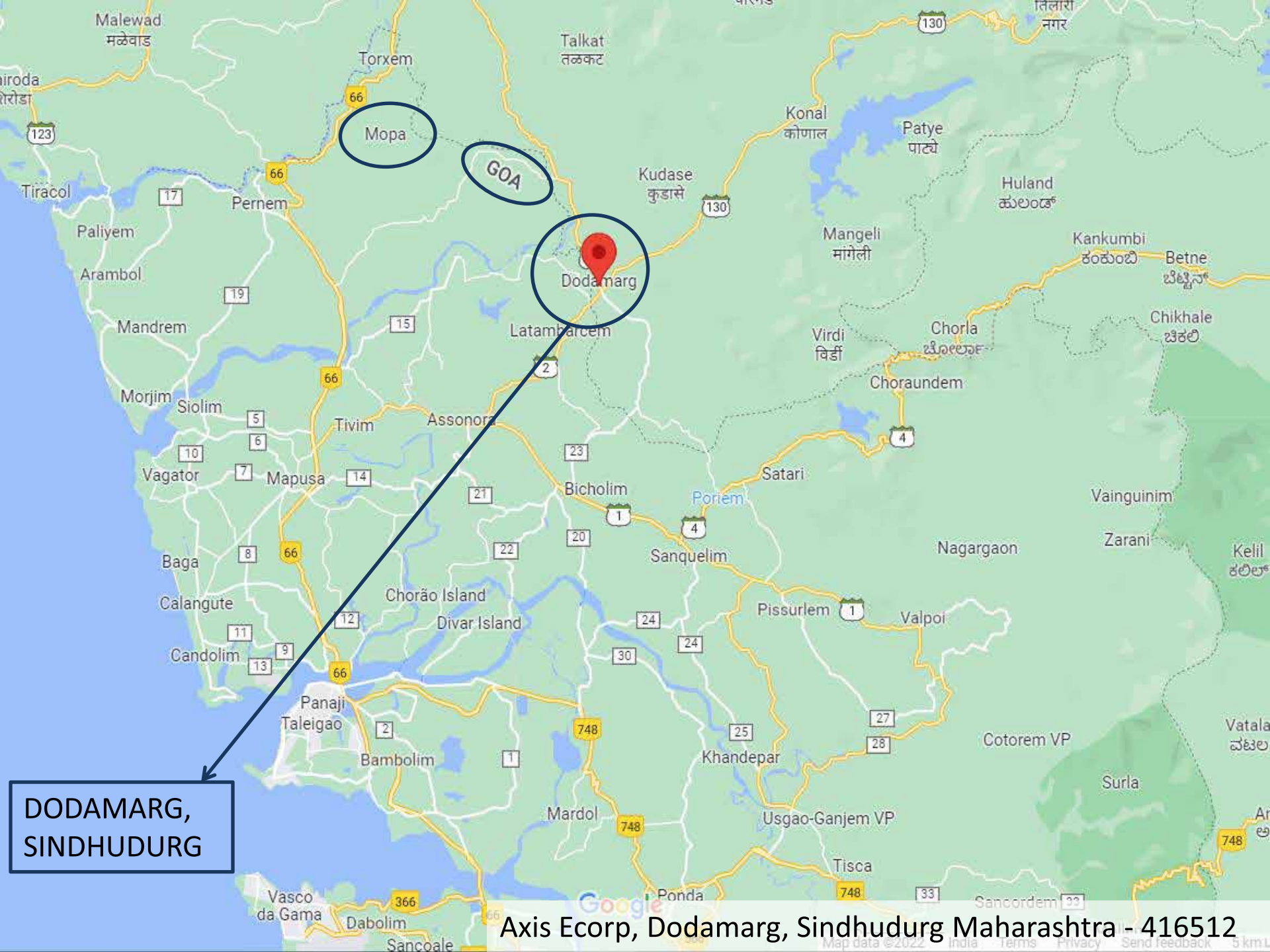
From the colourful flowers growing in the surrounding valley to the scenic backdrop of majestic mountains, the vibrant ecosystem of Goa invites you to rejuvenate your soul in the lap of nature. Along with the fresh fragrant air of Goa, enjoy the simple pleasure of living around welcoming locals.



MAHARASHTRA-GOIA BORDER

INDIAN STATE OF GOIA





Mopa

GOA

Dodamarg

DODAMARG,
SINDHUDURG

Axis Ecorp, Dodamarg, Sindhudurg Maharashtra - 416512

Konkad belt



BEACH & NATURE



HERITAGE



INTERNATIONAL
DESTINATION

Sindhudurg



At Northern side of Goa, Sindhudurg has been well-known as a Tourism District amongst the entire tourist destination scenario of the Country. The reason is the natural beauty here and truly this is a combination of a vast sea and a rich history in terms of ancient forts.

In the last few years Sindhudurg District has made great strides in development and the Government has also decided to bring certain globally important projects here. The number of tourists visiting the District has been ever increasing the Holiday Homes Lovers & Retirement residents are now looking forward to this district with passion.



About Dodamarg, Sindhudurg

DODAMARG TALUKA is a taluka in Sindhudurg district in the Indian state of Maharashtra. It is bordered by the Goa state to the south and west, Karnataka to the southeast and Sahyadri range to the east with a total area of 45053 hectares.

Dodamarg is a hilly region broken by valleys and surrounded by mountains.

The main rivers flowing across the taluka is Tilari and its tributary Kalne river. Tilari dam is constructed on this river.

There are viewing points at Unneyi Bandharam, inter-state project of Tilari Dam, Rock Garden, the fort of Pargad and Hunumant Gad, Tervan Medhe, Kasainath Hill, Devotional places of faith like Nagnath Temple and elsewhere. Pineapple is one of the main products of taluka.

PLACES OF INTEREST :

Vijghar 66 Mw Power House, Tilari Dam, Rajgad – Fort, Hanumangarh, Fukeri, Rajringan Waterfall, Fukeri, Magnus Sunset Point, Fukeri, Mangeli Water Fall, Kasainath Mountain, Nagnath Temple Medhe, Viridi Water Fall, Viridi Dam, Talkat Garden, Sasoli Caves, Mahalaxmi Power Project Konalkatta, Parme River (Bridge), Mangeli Ghat

Impressive Air Connectivity

In close proximity to the MOPA Airport which is under development, the project features impressive connectivity and great tourism potential. Your property investment here is destined to see a handsome appreciation in value.



Invest in Dodamarg. A big advantage that it has in the form of its proximity to newly build MOPA Goa International Airport, which has already inaugurated for operational in 2022, which is only 18 Kms. This increases the tourism potential of this location. Your return of investment also will appreciate along with this development.

MOPA INTERNATIONAL AIRPORT GOA



ACTUAL IMAGE

NEWS / INDIA NEWS / PM Modi To Open Goa's 2nd Airport On December 11: Sawant

PM Modi to open Goa's 2nd airport on December 11: Sawant

TNN / Updated: Nov 26, 2022, 07:34 IST

460 PTS SHARE

- ARTICLES**
-  PM Modi to open Goa's 2nd airport on December 11: Sawant
 -  ISB Digital Transformation Programme - Preparing...
 -  Some LAC problems due to '62 war loss, says Jaishankar
 -  India capable of generating 9% growth rate: PM adviser

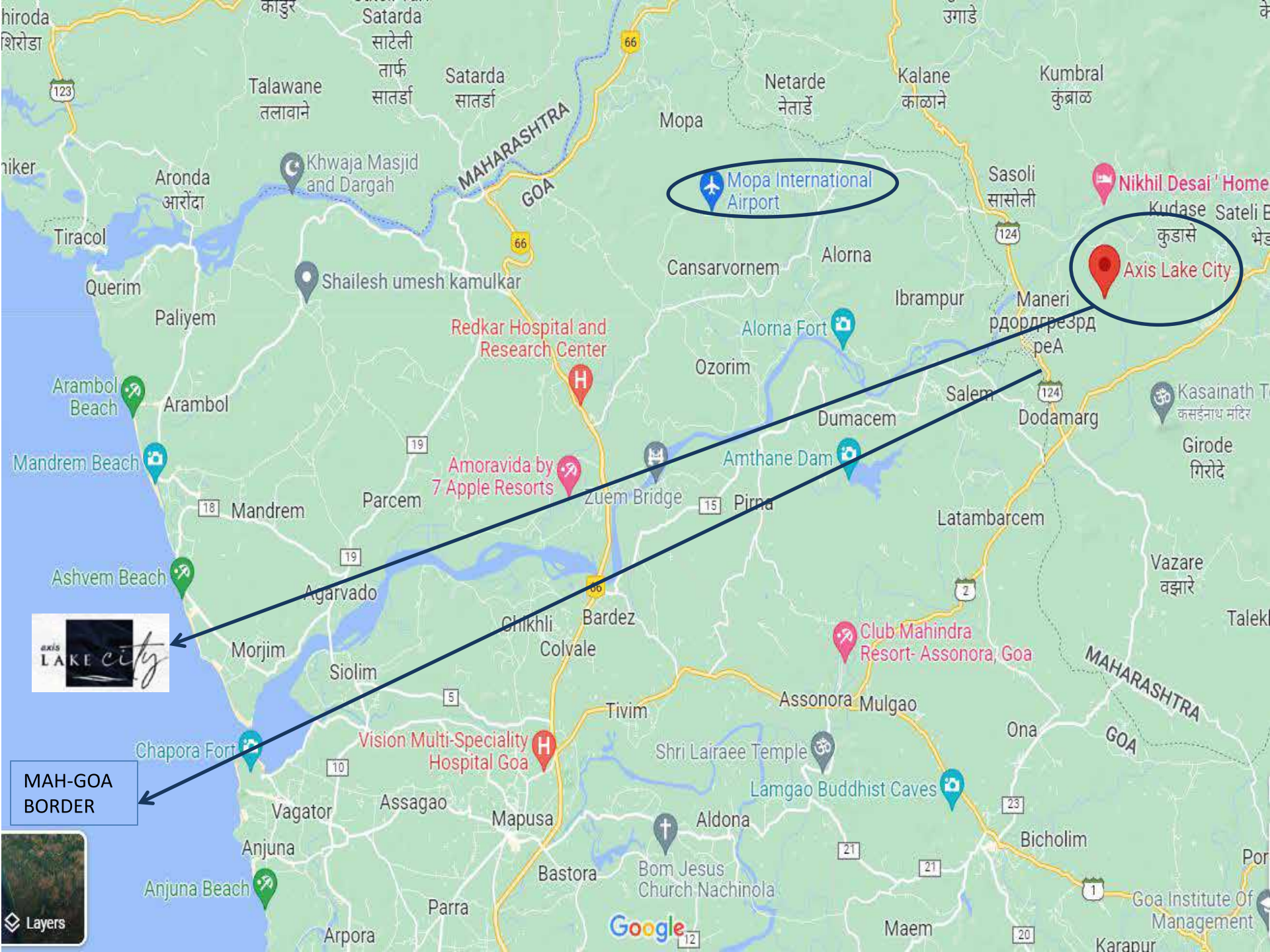


Goa CM

- State government has set **August 15 as the target to inaugurate the airport** at the hands of Prime Minister Narendra Modi
- Delays due to **judicial proceedings and the Covid-19 pandemic** have taken the project up to **₹2,615 crore**
- As per the concession agreement, **GGIAL will operate the airport for 40 years**, extendable by another 20 years
- Construction of **second phase to commence only after 80% of the passenger traffic is handled**
- In 2018, the Centre had given an **in-principle approval for the construction of an 8km-long highway** from Dhargalim to Varconda



NEW DELHI: The Mopa International airport, Goa's second airport after Dabolim, will be inaugurated by Prime Minister [Narendra Modi](#) tentatively on December 11, Goa chief minister Pramod Sawant announced at the Times Now Summit 2022 on Friday.



Mopa International Airport

Nikhil Desai Home
Axis Lake City



MAH-GOA BORDER



Impressive Air Connectivity



18 KM

Only 18 KM away from Site



2 Year Away

With Revised Deadline 2022 is proposed operational Year.



Work Done

Work in Full Swing



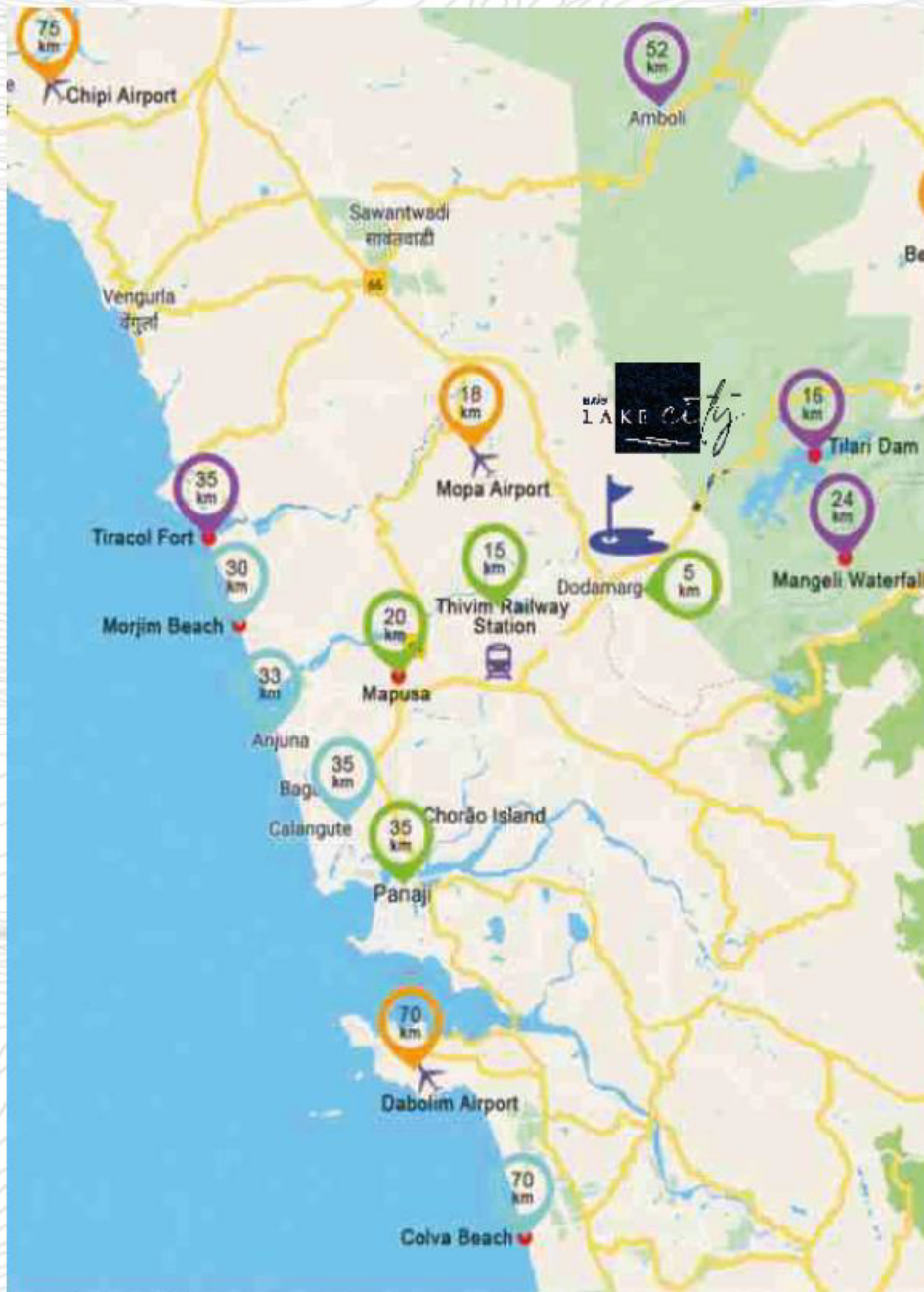
100% Land Acquisition

100% land has acquired, and work awarded to GMR in 2016.

Personalized In-house Helipad facility, you can reach your dream location in just 1hr from Mumbai &

- **MOPA-GOA INTERNATIONAL**, already under early stage of construction & will be operational soon, 18KM away from Site
- **Dabolim Airport** operates as a civil enclave in a military airbase. In fiscal year 2017-18, the airport handled over 7.6 million passengers.
- **Sambra Airport**. The new terminal building was inaugurated by Civil aviation minister on 14 September 2017, 78KM away from Site
- **Sindhudurg Airport** at Chipi-Parule Close to the seashore. A familiarization flight landed on 12 September 2018. Commercial flights are expected before Aug 2020, 80KM away from Site





Connectivity

Centrally connected to 4 Major Airport. 18KM away from newly build MOPA Goa International Airport, which has already inaugurated for operational in 2022. On Site Private Helipad facility, you can reach your dream location in just 1hr from Mumbai.

The Location is ideally connected via rail lines and National Highways. You can enjoy Cruise line from Mumbai to GOA as seaport is hardly 40KM away from the Site

Airport

- Mopa Airport - 18 Min
- Chipi Airport – 65 Min
- Dabolim Airport - 68 Min
- Belgaum Airport - 82 Min

Sea and Beaches

- Mandrem Beach - 36 Min
- Vagator Beach - 31 Min
- Calangute Beach – 35 Min
- Colva Beach - 70 Min

Railway

- Thivim - 15 Min
- Madgaon - 69 Min
- Kudal - 50 Min
- Pernem - 25 Min





Personalized In-house Helipad facility, you can reach your dream location in just 1hr from Mumbai &

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LOCATION ADVANTAGE / OTHER CONNECTIVITY

Apart from the private transport, there are 4 airport within 80KM radius which shall witness for your welcome to reach the destination. The Location is also ideally connected via Rail Lines, Road Network & Cruise Line also. All these connectivity will help to grow your investment.

ROAD

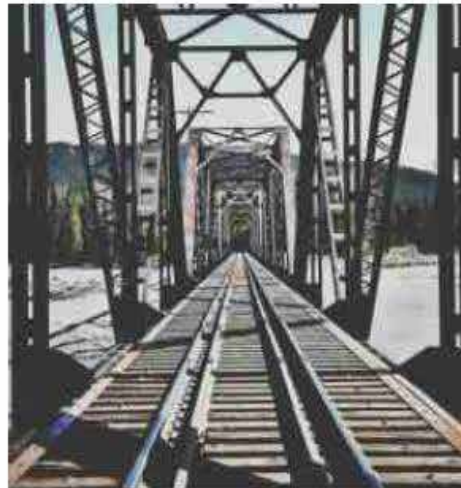
- Well Connected via NH 17

RAIL

- Thivim 21 Kms
- Madagaon 69 Kms
- Kudal 32 Kms
- Perem 25 Kms

SEA

- Cruise line also started from Mumbai to Goa
- Sea Port only 40 Kms away from site





GROWTH

Drivers



GROWTH IN
TOURISM



URBANISATION



GROWING
ECONOMY



EPIDEMIOLOGICAL
CHANGES



EASIER
FINANCING



POLICY
SUPPORT



JOB

Factors



HOTEL
INDUSTRY



MEDICAL
TOURISM



AIRPORT



WATER
SPORTS



INDUSTRY
DEVELOPMENT



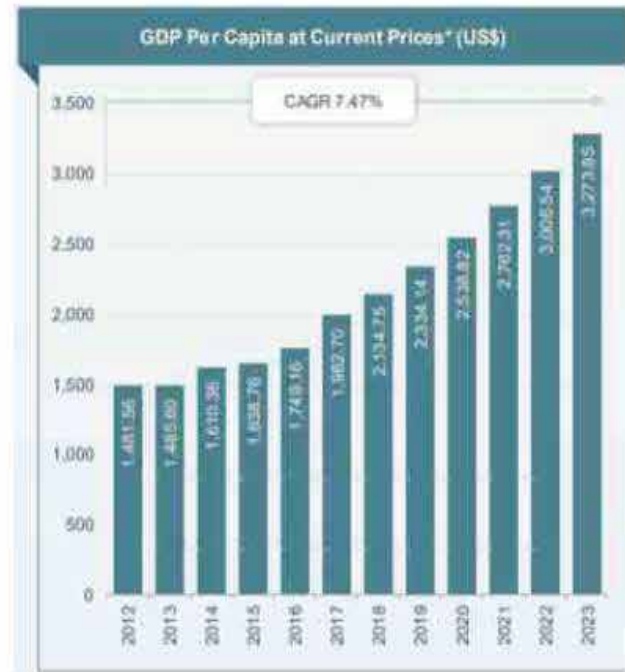
F&B



INCREASING

Spending

ON TOURISM





GROWTH DRIVERS FOR

The tourism market



ACCOMMODATION
& CATERING



TRANSPORTATION



ATTRACTIONS



TRAVEL
AGENTS



TOUR
OPERATORS



LIVING COST



SEA
BEACHES



INTERNATIONAL
LOCATION



HEALTH
& POLLUTION



SOCIAL
SECURITY



EASY AIR
CONNECTIVITY



FOOD, DRINK
& MORE



TOURISM COMMERCIAL VILLA PLOTS

COMMERCIAL APPROVED PLOTS WHICH CAN BE USED FOR COMMERCIAL / BUSINESS ACTIVITIES – LIKE HOTELS/VILLA/LODGE ETC, EVEN THOUGH BEING LOCATED IN RESIDENTIAL AREA.

AS PER BYE-LAWS – NON COMMERICALLY APPROVED DEVELOPMENTs CAN BE USED ONLY FOR RESIDENTIAL PURPOSES. FOR DOING ANY KIND OF COMMERCIAL ACTIVITIES ON THESE PLOTs, IT IS NECESARRY TO TAKE REQUISITE APPROVALs/PERMISSIONs – WHICH REQUIRES HUGE AMOUNTs OF MONEY TO BE PAID AND IS A TIME TAKING PROCESS.

BENEFITS OF INVESTING IN TOURISM COMMERCIALY APPROVED PLOTS



Owning a plot of land around Goa, Dodamarg, Sindhudurg is an investment that will keep on giving. While the demand for a plot in sunny and laidback Goa is sky-high, the supply is limited and dwindling. Not only can you choose to create a family home for generations to use, but you can also rest assured that this tangible asset will only gain in value.

Axis Lake City plots are commercially-approved building sanctioned plots. This means you have clearance for business activities and earning of commercial income from your property making it



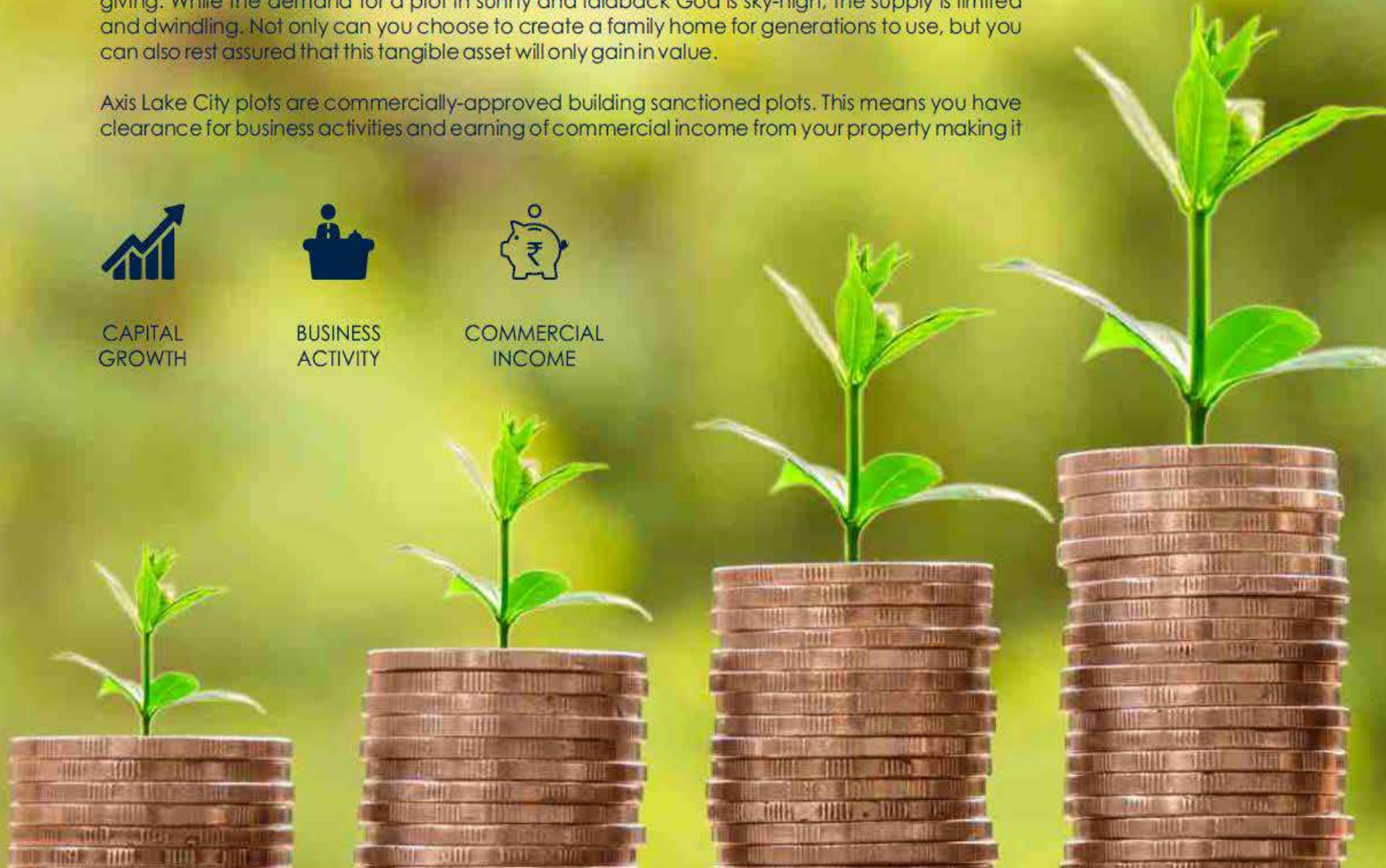
CAPITAL
GROWTH



BUSINESS
ACTIVITY



COMMERCIAL
INCOME



GO GREEN IN GOA

Axis Lake City is more than a home, it is a sylvan haven. The green infrastructure here is inspired by natural forests. With water conservation at the centre of the plan, every aspect of the landscape design is created to meld perfectly with the natural beauty surrounding it.

The streets within the project are designed to meet low-intensity development (LID) standards. Not only do they support rainwater harvesting through the use of porous pavers and rain gardens along walkways, but the streets' surface run-off is directed towards two stormwater swales that detain, clean, and filter the rainwater before sending it to the pond and rivulet located within the property.



State of the
Art Clubhouses



Plantation
expertise



Dedicated green
& landscaped areas



Tourism
commercial plots



Book Cafe



Build to
Suit



*State-of-the-art
clubhouse and
community area*

Axis Lake City features a state-of-the-art clubhouse with indulgent features, top-of-the-line amenities, and undeniable convenience.

The well-appointed community area makes your home feel like a luxury hotel.



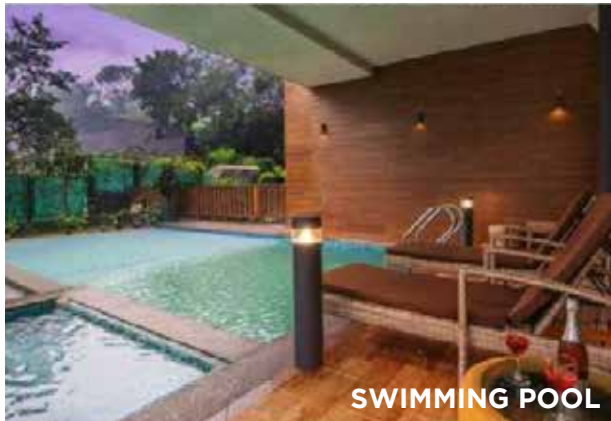
LUXURY SPA



MADITATION CENTRE



FITNESS CENTRE AND GYM



SWIMMING POOL



COMMUNITY THEATRE



DINING OPTIONS



CLASS ROOM



POOL & SNOOKER HALLS



LIBRARY & BOOK CAFE



CONVENIENCE OUTLET



ON-CALL MEDICAL SERVICES & PALLIATIVE CARE



SECURITY AND CCTV SETUP



Your imagination, your canvas.

Axis Lake City offers the best in flexibility and personalization.



**FLEXIBILITY IN
INVESTMENT**



**FLEXIBILITY IN
DESIGN**



**FLEXIBILITY IN
DEVELOPMENT**

Owners' Priorities



1. APPRECIATION

Given its close proximity to the new MOPA Airport, excellent tourism potential & majestic scale of development envisaged in this project, owners can expect to enjoy handsome appreciation in the value of their investment.

2. MAINTENANCE

With Axis Lake City's comprehensive shared services, you never need to worry about your home falling to disrepair. Paid services available expert housekeeping and security whether you are at home or away.

3. AESTHETIC LOCALE

Unlike other second homes and gated developments, Axis Lake City does not have to manufacture a cheerful vibe. Thanks to its aesthetically-balanced design and prime location in vibrant North Goa Border, Dodamarg, Sindhudurg, Axis Lake City will always keep you wanting more.



LOW TAXES

Non-GST plots



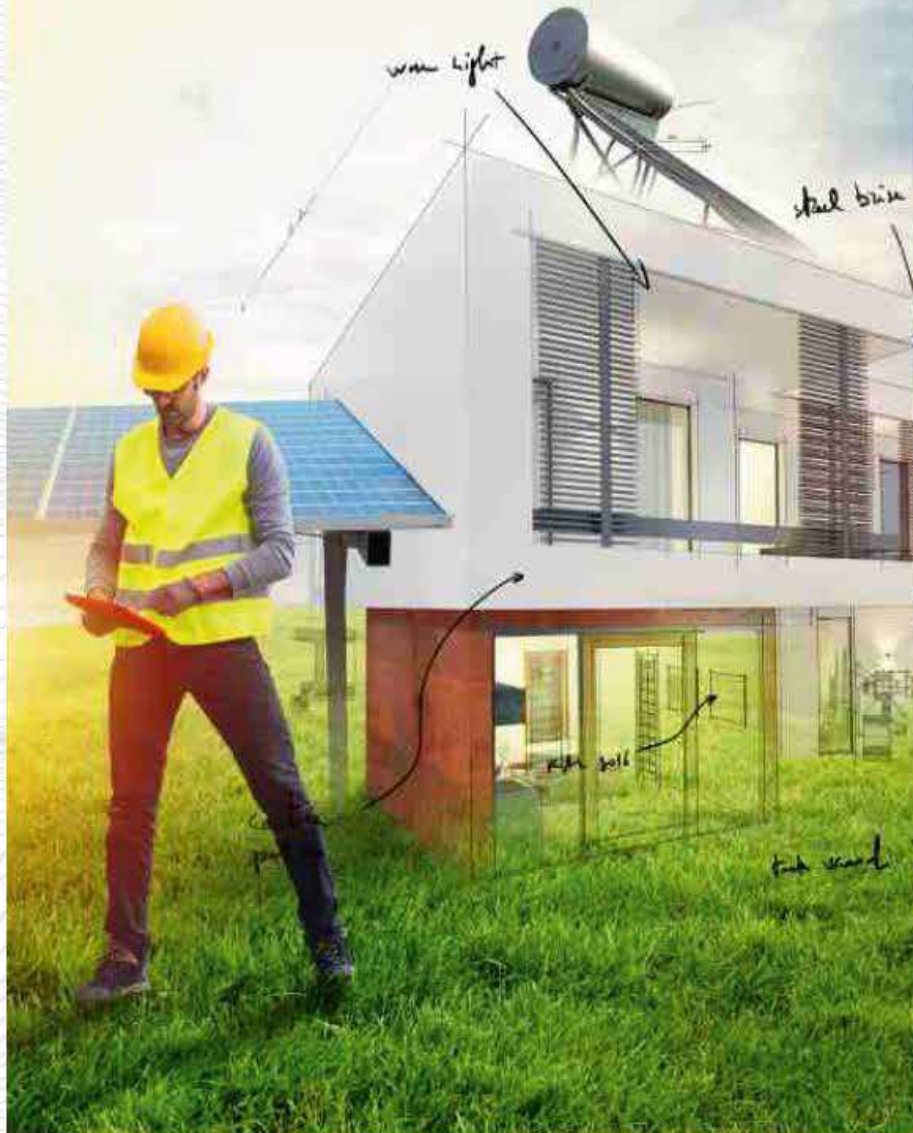
CONVENIENT INSTALMENTS

Pocket friendly,
easy installments



EASY LEGAL OWNERSHIP

Allotment, agreement to sell,
Conveyance & 7x12 extract.



Infrastructure Features



- Black Top Road Development
- Designer Footpaths
- CCTV Cameras Security
- Street Lights
- Rain Water Draining System
- Personal Sewage Provision for each unit
- Rainwater Harvesting
- Club House with pool
- Avenue Plantation
- Water Connection to each plot
- Electrical supply to each plot
- Laterite Stone Compound wall

Key Product Features

HOME CLUSTERS

- Designed for privacy & peace

COMMUNITY LIVING

- Recreational Facility
- Maintenance Services
- Community Shopping
- Healthcare Centre

COMMERCIAL DEVELOPMENT

- Approved for commercial & tourism development
- Plots suitable for building villas, holiday homes and guest houses

EASY & SAFE INVESTMENT

- Start with pocket-friendly investment
- Security of all necessary approvals already in place



A Perfect Blend



Kids Area

- Dedicated children's Play Area



Security

- 24/7 security
- CCTV coverage



Electricity Connection

- 3 phase electricity connection for each plot



Gated Community

- Compound wall with gate for each plot
- Complete privacy and tranquillity

FUTURE EXPANSION

LAKE CITY CLUB HOUSE

FUTURE EXPANSION

FUTURE EXPANSION

ADJ. S. NO. 56

2/1

2/1



axis BLUES

FUTURE EXPANSION

axis YOGVILLAS

FUTURE EXPANSION





TYPICAL PLOT SIZE
APPROX 360 SQYD

C4

6

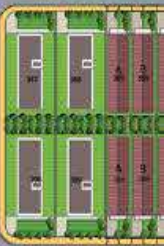
C3

C2

C1



541



Team Behind the Magic

axis

L A K E

city

LAND COMPLIANCE

- JPM GROUP

In 1981, Mr. JP Maurya set out with a vision of changing India's construction and hospitality landscape and laid the foundation of the JP Group in the field of licensing, obtaining government permissions and compliance. As a promoter of Axis Lake City, the JPM Group has been striving to help create an eco-friendlier modern lifestyle in the lap of nature.

VAASTU

- K. VENKATA NARAYANA REDDY

Continuing the legacy of his father, the famous Vaastu consultant Sri K. Jaya Rama Mohan Reddy, Mr. K. Venkat Narayana Reddy is a renowned Vaastu expert with immense knowledge of the Indian science of architecture and innovative design.

ARCHITECT

- SPACE DESIGN GROUP

With more than 25 years of experience in the field of design, Space Design Group has been involved in numerous residential townships, group housing schemes, as well as commercial, retail and corporate interior designing. The Group has handled over 200 projects since its inception, and holds prestigious positions in the panels of NBCC, National Insurance Co. Ltd., NABARD, and South Eastern Coalfields Ltd.

FINANCIALS –

S PRAKASH KUSHWAHA & COMPANY

Expert in accounting and business support services, statutory audit & assurance services in Delhi.

LANDSCAPE

- PALLAVI MOHAN ASSOCIATES

Founded in 1994, Pallavi Mohan Associates is a professional Landscape Design Consultancy Service 00that is presently consulting on projects in India and abroad. Over the years, the firm has successfully collaborated with co-professionals (architects, landscape architects, planners, engineers, horticulturists, artists & vendors, etc.) to deliver outstanding built projects. The firm's work includes Grand Hyatt Goa, Raipur Smart City and Airports Authority of India.



Published on: 3 Jan, 2023

WHY ARE LUXURY PROPERTIES GAINING DEMAND IN GOA?

The housing market is expanding at an unprecedented rate. The government's sectoral reforms and people-centred initiatives have brought about much-needed transparency. There is also a surge in demand for high-end houses. Metros such as Mumbai, Delhi, and Gurgaon are the preferred destinations for luxury housing. While they continue to be the hot favourites, Goa too is now emerging as India's primary destination for luxury and ultra-luxury properties.

Indian consumers have become more discerning than ever. Having travelled the world and getting exposed to the lifestyle in countries like the US, UK, Australia, and UAE, they are looking to replicate such lifestyles in India. They desire homes that fulfil their dreams of luxurious living. Goa ticks all the right boxes in this regard. It has a picturesque location and a favourable climate that adds to its charm. Goa has also emerged as the destination of choice for a second or vacation house as it offers a perfect balance of nature living and modern-day comforts.

The decline of INR and increased NRI demand

Goa has always had a sweet spot amongst NRIs. The falling value of the rupee is a disguised boon for non-resident Indian (NRI) investors, allowing them to purchase luxury properties with comparatively less capital. Sotheby's India International Realty highlighted that 31 per cent of HNIs cited a solid investment opportunity as the primary reason for purchasing real estate in the past 18 months, demonstrating the development of HNIs; bullish attitude toward luxury real estate and their hope that home values will rise, according to the poll. The report continued that this indicates a significant shift in the mood regarding real estate among India's elite. According to experts, high-value investors looking for high-end properties prefer branded, established developers with a track record.

Goa's modern-day homes and thoroughly crafted villas in idyllic settings are catching the fancy of NRIs, and they are betting big on this region.

Smart houses and healthy living

Indians have been increasingly aware of the necessity to maintain a healthy work-life balance in recent years. Holiday homes in Goa have seen much prominence and appreciation. They are now considered a lifestyle statement and a reflection of one's social status. Today individuals look to rejuvenate and unwind in tranquility on their land if they own spacious homes. The strategic positioning of second homes and facilities has made them an essential alternative for buyers from a safety standpoint. Simultaneously, there has been an increase in demand for smart vacation houses with technologies that meet worldwide standards. Faced with conditions such as quarantine and lockdown, individuals have learned the significance of wider spaces and self-sufficient communities for healthy living. A luxury property offers inclusive spaces with qualitative points of a home office, study rooms, gym, entertainment, green open spaces, and more.

Super connectivity

Goa has always been a well-connected state, and things are expected to get even better once the MOPA airport becomes operational. The new airport will open doors to new opportunities. The influx of flights to the region will increase by multiple folds, and the tourism sector will get a major boost. The improvement in the connectivity options will lead to further real estate investments not just in Goa but also in nearby areas such as Sindhudurg.

Growth of Nurturing gated communities

Post the pandemic, while people want to live in large houses that can be used both for work and pleasure, they also desire excellent neighbours and to rub elbows with like-minded individuals. Additionally, most of these luxury homes are in gated communities of 10 to 15 villas with top-notch security provided. Medical facilities in Goa have also improved considerably.

Sustainability

As opposed to focusing on purely monetary considerations, sustainability is driving the future of luxury holiday homes, with an emphasis on intangibles like creating meaningful connections with customers and feeling good about contributing to the environment. A more environmentally aware mindset means that customers expect more in the way of amenities that emphasize holistic wellness. This encapsulates the greatest levels of eco-friendly certifications in buildings, as well as energy efficiency, water conservation, and clean air.

Goa's hidden natural and cultural beauty has helped the state attract many tourists over the years. Now with the work-from-home culture becoming a norm, more people are looking at making Goa their forever home. North Goa and Sindhudurg are already thriving grounds for luxury housing, plotted developments, farm-house communities, grand villas and second homes. The robust housing demand, growing income stability and infrastructure developments will ensure that this area continues to be a popular investment destination.

Aditya Kushwaha
CEO & Director, Axis Ecorp



www.axisecorp.com



HOUSING SALES TO CONTINUE TO GROW IN 2023: EXPERTS

Premium residential values in Mumbai, Bengaluru, Delhi, Gurugram and Noida have witnessed considerable growth throughout 2022, according to international property consultant Savills.

"Global headwinds have motivated NRIs to invest in Indian real estate. The weakening of the Indian rupee and strong economic conditions have fuelled this trend further. We are experiencing a far greater demand for our projects Axis Blues, Axis Yog Villas and Axis Lake City Plaza," said **Aditya Kushwaha, CEO & Director, Axis Ecorp.**



Published on: 30 Dec, 2022

axis ecorp

TIMESPROPERTY.COM

Ahmedabad, September 25th, 2022

Senior living in India witnesses a rise in demand

Several metros besides Tier-II cities are looking at witnessing a healthy growth in senior living projects in the coming years

KANANI.KUSHWATHA@TIMESPROPERTY.COM



Cities witnessing a rise in retirement communities:

- Dehli-NCR
- Bangalore
- Pune
- Mumbai
- Hyderabad

Amenities being offered in retirement communities:

- CCTV surveillance
- Healthcare facilities for emergencies
- 24/7 security services
- Public infrastructure
- 24x7 concierge
- 24x7 maintenance
- 24x7 housekeeping
- Food and dining services

that are looking to shift to a retirement home are also looking for construction to utilize their time and thus look for services that offer day plans. While cities like Delhi-NCR and other metro-

cities have witnessed a rise in retirement communities, plans for Goa and Jaipur are also emerging strongly because of their proximity to domestic hubs for Indian living. The demand for retirement homes is rising in metro cities as well as in tier-II cities. The demand is expected to rise in the coming years due to the emergence of more seniors in the country and also due to the rise in the population for the elderly who want to explore new ways of living in their senior years.

"Along with the rise in retirement communities, plans for Goa and Jaipur are also emerging strongly because of their proximity to domestic hubs for Indian living. The demand for retirement homes is rising in metro cities as well as in tier-II cities. The demand is expected to rise in the coming years due to the emergence of more seniors in the country and also due to the rise in the population for the elderly who want to explore new ways of living in their senior years."

"The concept of retirement homes has been gaining popularity in India. Some of the factors people are looking for in senior citizens homes include a vibrant community, an excellent location, and an excellent service. There is a concentration more in the vicinity or within the vicinity (campus, a banking facility nearby and holistic healthcare. The cost of a retirement home largely depends on the location that is offered. Developers sign an annual contract with residents for maintenance, on-call day and security services."

Talking about the emergence of retirement homes in the country in the NCR and other parts of the country, Aditya Kushwaha, CEO & Director, Axis Ecorp, goes on to say, "most modern-day senior retirement homes offer state-of-the-art infrastructure and design capabilities that are carefully planned and executed to cater to this age group's diverse and evolving needs. This is niche category, and most developers charge slight premium for these properties most people that are looking to shift to a retirement home are also looking for a constructive way to utilize their time and thus look for services that offer day plans. While cities like Delhi-NCR and other metropolitan cities have witnessed a rise in retirement communities, Places like Goa and Jaipur are also emerging strongly because of their proximity as destinations for holistic living."



Aditya Kushwaha
CEO & Director, Axis Ecorp

axis ecorp



Data centre industry has Rs 1.20 lakh crore investment in pipeline: Report

Aditya Kushawaha, CEO and Director, Axis Ecorp, said, "The Indian real estate sector has made a strong recovery post-pandemic. The data centres segment is seen as a sunrise sector, and in the budget 2022-23, it has been awarded an infrastructure status. This will help the companies in this segment to get longer tenured debt at competitive rates. There is already a healthy influx of PE investments in this sphere, and the demand has constantly increased. As we step into the 5G era, we believe that this demand will grow even further".



June 9, 2022



Senior living facilities see rise in demand as children eye assisted living for parents

Senior living residences have witnessed an increase in demand after two waves of Covid-19 as a younger set of people are now booking these facilities, said operators and consultants.



Some of the features that people are looking for in senior citizen homes include a wheelchair friendly campus, anti-skid flooring, and an entrance with portholes. Also desired are a convenience store in the vicinity or within the campus, banking facility nearby, holistic healthcare and easy access to medical assistance.

Axis Ecorp, which is into holiday homes, is also mulling to venture into this segment. "For this, we have already earmarked a budget of Rs 200 crore and are scouting for potential international partners to collaborate for a senior living complex. We are very bullish in this segment and are already in process of finalising land in Goa. We seek to offer international standard, resort-style living to the elderly through this project," said CEO Aditya Kushawaha.



How the weakening rupee is affecting India's economy

Axis Ecorp, which builds luxury homes in Goa, has seen "a marginal spike in the queries that we have been receiving", says **Aditya Kushawaha,** the company's chief executive and director.

"Due to the current geopolitical situation, there is a sense of uncertainty," he says. "Therefore, homebuyers are resorting to a more cautious approach."

Last Wednesday, the Reserve Bank of India (RBI) raised interest rates for the second month in a row in an effort to rein in steep inflation, which will push up the cost of home loans.



Nevertheless, "we feel that if the downwards spiral for rupee continues, it will result in a far greater number of NRIs showing interest in purchasing a holiday home in India", **Mr Kushawaha** says.

While **Axis Ecorp** sources most of its materials for construction from within India, many projects rely on materials from abroad, which are becoming more expensive as the rupee weakens.

BOUNCING BACK SAFELY

MILLENNIALS DRIVING REAL ESTATE DEMAND IN NCR

The millennial buyers are increasingly looking to buy their own homes in NCR, citing on the positive sentiment due to reduced home loan rates and available property choices.



REASONS MILLENNIALS ARE OPTIMISTIC IN BUYING HOMES

- They are enjoying the low rate of interest on home loans.
- They are looking for a better quality of life in NCR.
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"Talking about how home ownership has changed in the recent past, Aditya Kushawaha, CEO and Director, Axis Ecorp, says, "The steady strengthening of the rupee against the dollar has really helped in the real estate market. Not only are people looking at NCR work from home when investing opportunities, but they are also looking for bigger, more sophisticated homes that have a better lifestyle at affordable prices."

The present situation has not only convinced young families to buy and move into the space they call their own home, but has also put a thought among the millennials who are staying alone in these metropolitan cities to buy their own home, even if it means a smaller unit.



DEMAND FOR HOLIDAY HOMES UP IN COVID-19 TIMES

MANY PEOPLE ARE IN SEARCH OF A SECOND HOME DUE TO THE COVID-19 PANDEMIC. THE CONCEPT OF HOLIDAY HOME, SENIOR LIVING AS SECOND HOME, HAS GAINED WIDESPREAD ACCEPTANCE

They Agreed, a noted real estate professional has been conceptualising the need for professional services over the past few years in India. Thus, the concept of living and working again is expected to establish an evolution.

Man Anand recently offered the real estate for seniors meeting experts from residential community in an exclusive session in Noida. The group has come up with Care Homes, launched the first centre in Gurgaon which is a kind of senior living centre for seniors who need such facilities.

Anand has plans to launch the 100 projects for developing residential and assisted living facilities for seniors. Additionally, Anand plans to set up a chain of 100 care homes in India in the next three years that will cater to the needs of seniors.



With most of the senior professionals working from home, geography is no longer a constraint. This need for a perfect balance between work and personal life has fuelled the concept of a second home in a holiday home.

Living in the rural of COVID-19 has encouraged many benefits that big city living typically offers. As a result, many are looking for a second home in a rural area. This is a trend that is expected to continue in the coming years.

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These companies can be seen on a map of the region. The concept of a second home is gaining popularity in the region. This is a trend that is expected to continue in the coming years.

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Why demand for holiday homes is gaining traction in India



Depreciating value of the Indian rupee and great offers being offered by developers in the country are some of the reasons why NRIs have now started to look at real estate as a great investment option. Most of them are eyeing spacious and modern luxury homes, which are either 3BHK and 4BHK apartments or villas or holiday homes. This segment prefers larger and more luxurious homes because of the lifestyle they enjoy in the country they are staying in. These buyers are also extremely conscious about the health aspects and thus projects that addressed these issues gained the most last year.

Currently, the Indian real estate market has been pegged as a \$200-billion industry by the Ministry of Housing and Urban Affairs (MoHUA). The ministry further expects the sector to grow at an exponential pace in the coming years and become a \$1-trillion industry by the year 2030. For the same to happen, the luxury segment will have to continue to be a great driver.

(By Aditya Kushwaha, CEO & Director, Axis Ecorp)

NBT नवभारत टाइम्स

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BOUNCING BACK SAFELY

फेस्टिव सीजन से एनसीआर में सेक्टर को है बड़ी उम्मीदें

एनसीआर के रील एस्टेट सेक्टर में फेस्टिव सीजन की शुरुआत से ही एनसीआर में सेक्टर को है बड़ी उम्मीदें। एनसीआर में सेक्टर को है बड़ी उम्मीदें। एनसीआर में सेक्टर को है बड़ी उम्मीदें।



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THE ECONOMIC TIMES

Alliance Air to start daily Mumbai - Sindhudurg flight from October 9



Disinvestment-bound Air India's regional arm Alliance Air on Wednesday said it will operate daily direct air services to the newly-constructed Sindhudurg Airport from Mumbai, starting October 9. The move will make Alliance the first domestic carrier to launch operations to the Greenfield airport in the Konkarn region, which received the aerodrome licence for commencing commercial operations from aviation safety regulator DGCA last week.

"Alliance Air will commence daily direct flight operations from Mumbai to Sindhudurg and back effective October 9. These services will operate under the regional connectivity scheme of the Central Government," the airline said in a statement.

Alliance Air will deploy its 70-seater ATR 72-600 aircraft to connect these cities, it stated.



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